

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Barrington Park

2. Location: Substation Road and Burbage Road, Millville, DE

3. Parcel Identification #: 1-34-16 (18 & 25); 1-34-12 (382) 4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: The Tyre Farm, LLC

Address: 27 Atlantic Avenue

City: Ocean View

State: DE

Zip: 19970

Phone: 302-539-6178

Fax: 302-539-6479

Email: LNM@SPLUS.NET

6. Applicant's Name: Owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name: Stephens Environmental

Address: 229 Lake Drive

City: Newark

State: DE

Zip: 19702

Phone: 302-286-0406

Fax: 302-286-0408

Email:

8. **Please Designate a Contact Person, including phone number, for this Project: Bill Stephens or **Bob Harris**

9. ****Primary contact 302-539-6178**

Information Regarding Site:	
10. Area of Project(Acres +/-): 127.9	
11. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
12. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."	
13. Present Zoning: AR-1	14. Proposed Zoning: R-1 (Millville)
15. Present Use: Aq	16. Proposed Use: Res.
17. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
18. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input type="checkbox"/>	
19. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? 112,500 G.P.D. How will this demand be met? Public Water	
20. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
21. If a site plan please indicate gross floor area:	
22. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
23. If residential, indicated the number of number of Lots/units: 450 Gross Density of Project: 3.75 Net Density 4.4 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

24. If residential, please indicate the following:
 Number of renter-occupied units:
 Number of owner-occupied units: 450

Target Population (check all that apply):
 Renter-occupied units
 Family
 Active Adult (check only if entire project is restricted to persons over 55)
 Owner-occupied units
 First-time homebuyer – if checked, how many units
 Move-up buyer – if checked, how many units 225
 Second home buyer – if checked, how many units 225
 Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces: _____ Proposed Use: % of Impervious Surfaces: _____
 Square Feet: _____ Square Feet: _____

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 6.4 acres How much forest land will be removed? 5 acres

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Does it have the potential to impact a sourcewater protection area? Yes No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No
 If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres
 Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

28. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Banks-Bennett Ditch</p>
<p>30. List the proposed method(s) of stormwater management for the site: storm water ponds with outfalls</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 20+/- Acres Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation, storm water management</p> <p>Where is the open space located? Throughout the community</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Offsite sewer and road improvements</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season see T.I.S. now underway</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks?</p>

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Windmill Road, Substation Road Each two-lane roads with shoulders

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Parcels to the east and south

40. Are there existing or proposed sidewalks? Yes No; bike paths Yes No
 Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

41. Is this site in the vicinity of any known historic/cultural resources or sites Yes No
 Has this site been evaluated for hisbtric and/or cultural resources? Yes No
 Will this project affect, physically or visually, any historic or cultural resources? Yes No
 If "Yes," please indicate what will be affected (Check all that apply)
 Buildings/Structures (house, barn, bridge, etc.)
 Sites (archaeological)
 Cemetery
 Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No
 If yes, please List them:

44. Please make note of the time-line for this project: begin construction 10/1/2004 100 homes per year for 4 ½ years

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.
Robert J. Harris Jr 3/01/2004
 Signature of property owner or contract buyer Date

 Signature of Person completing form Date
 (If different than property owner)

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



Site Data

Applicant	GULFSTREAM DEVELOPMENT, INC. 27 Atlantic Ave. Ocean View, Delaware 19970 302-539-6178
Landscape Architect	Vista Design Group, Inc. 11634 WORCESTER HWY SHOWELL, MD, 21862 410-352-3874 VISTADESIGNGROUP.COM
Lot # Parcel No's	1-34-12-382 1-34-16-10 1-34-16-25
Existing Zoning	PROPOSED ANNEXATION AS R-2
Proposed Zoning	RPC
Total Site Area	127.94 Acres ±
Amenities	Community Center, Children's Pool, Adult Pool, Multi-Use Trails, 2-Tot Lots,
Unit Counts	
Single Family Lots	267 +/-
Town House	111 +/-
Condominium	62 +/-
Total	440 +/-

BARRINGTON PARK RESIDENTIAL PLANNED COMMUNITY
PROPOSED ANNEXATION TOWN OF MILLVILLE, DE

PRELIMINARY CONCEPT SKETCH B

NOTE:
 This drawing, specifications, and work produced by Vista Design Group, Inc. (VGD) for this project are instruments of service for this project only, and remains the copyrighted property of VGD. Reuse or reproduction of any of the instruments of service of VGD by the Client or assignees without the written permission of VGD will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

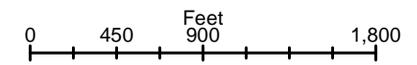
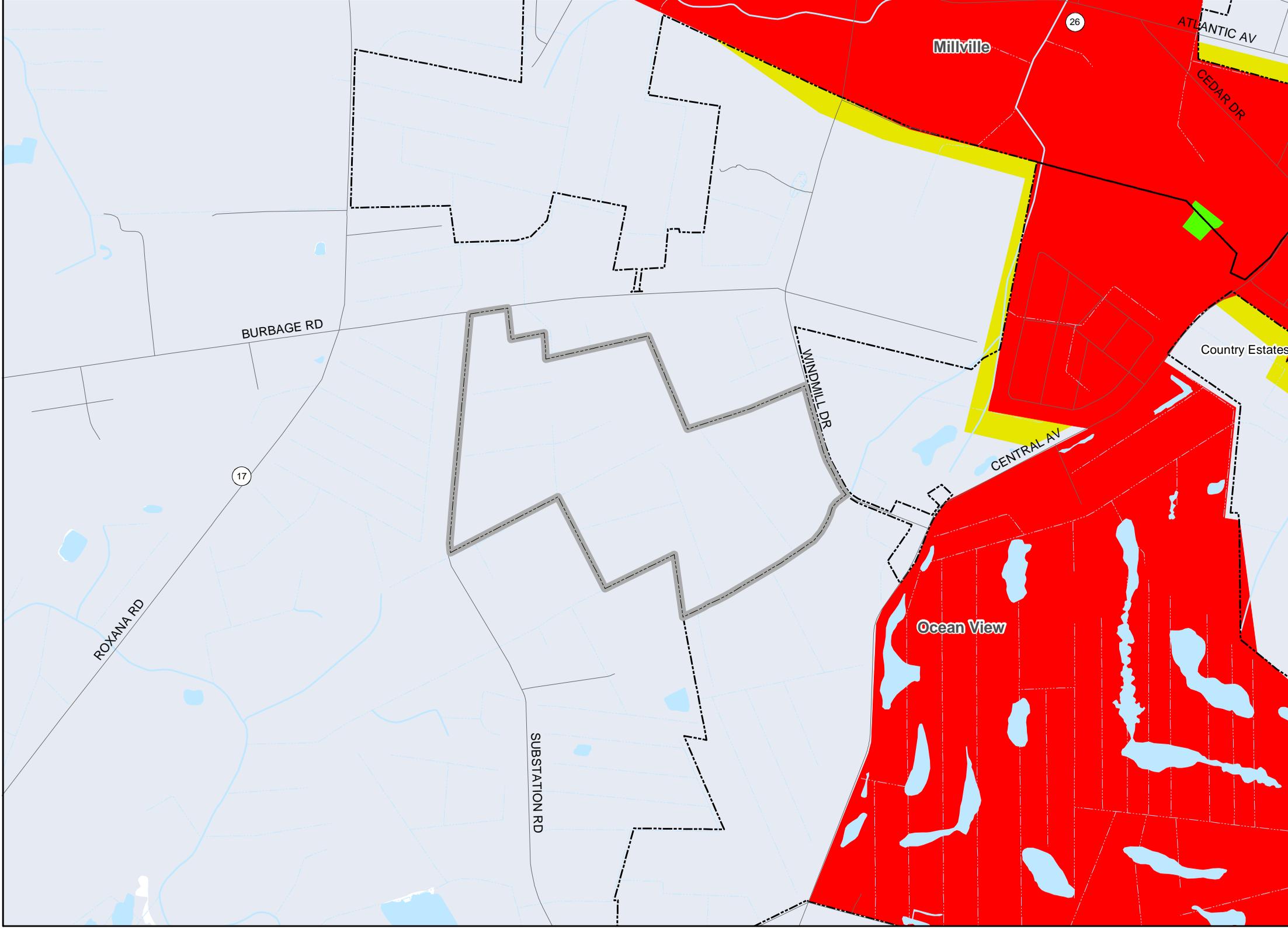


VISTA
 DESIGN GROUP, INC.
 Landscape Architects, Land Planning Consultants and Engineers
 11634 Worcester Hwy, Showell, MD 21862
 ph. 410-352-3874 fax 410-352-3875 email vistedesign@mdvbi.com
 SEPTEMBER 24, 2004

Preliminary Land Use Service (PLUS)

**Barrington Park
2004-03-08**

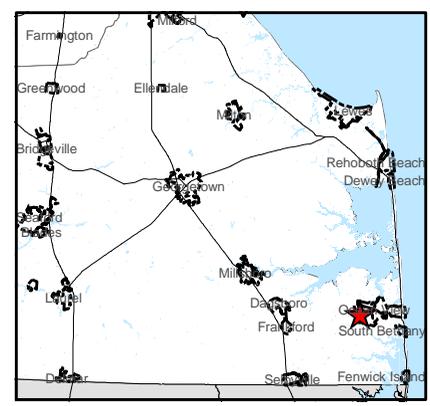
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



1:12,000

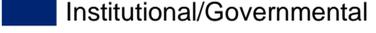
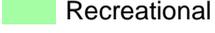
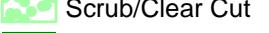
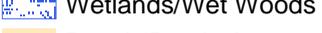
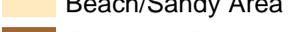
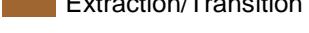


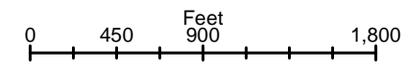
Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)

**Barrington Park
2004-03-08**

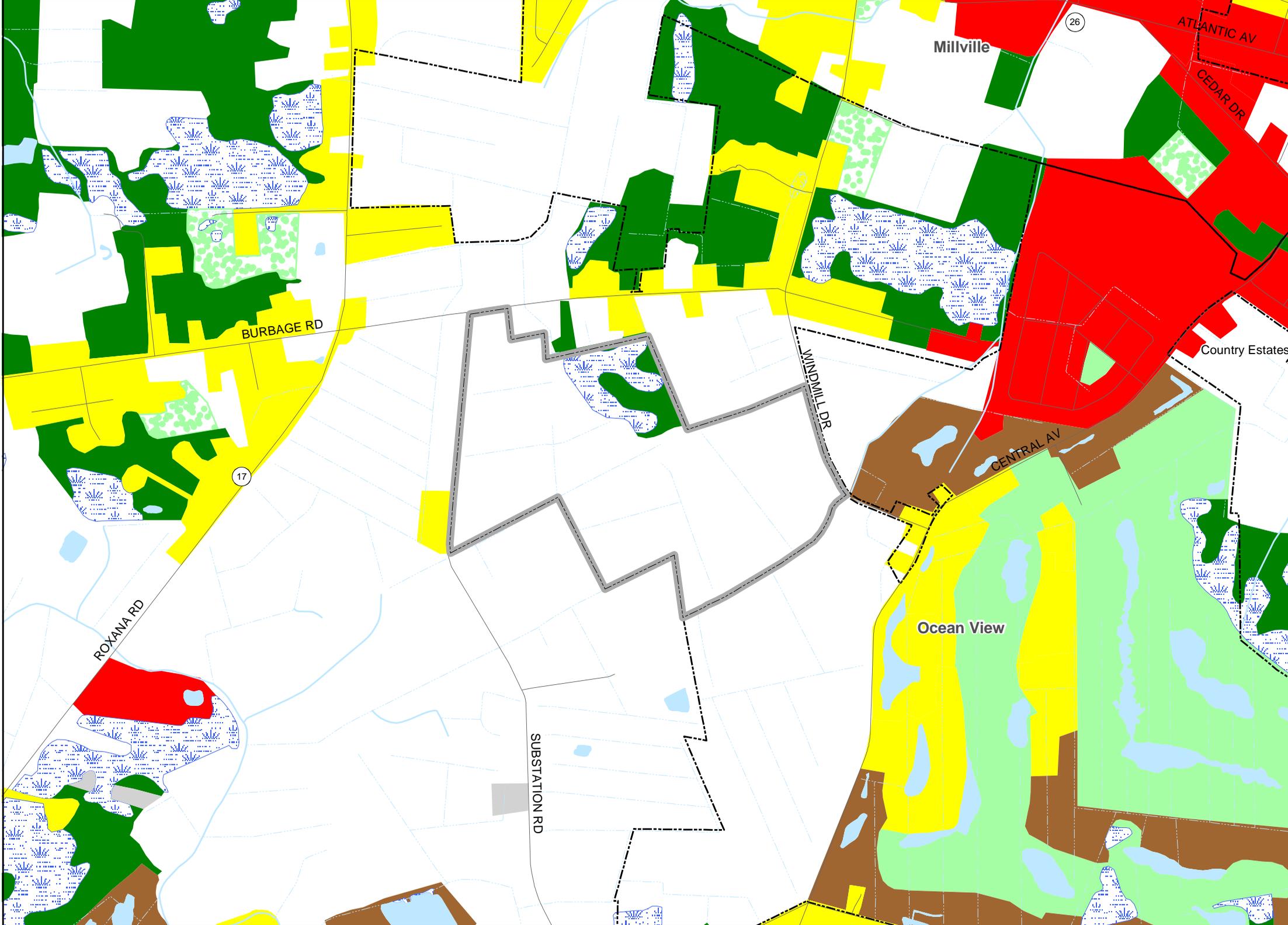
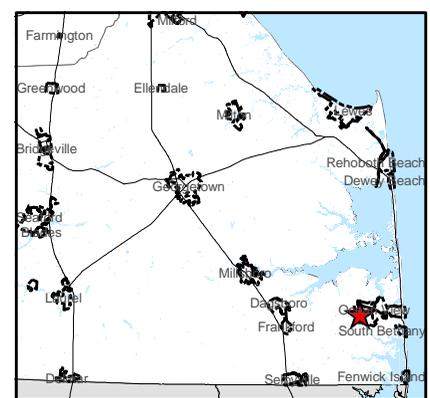
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning



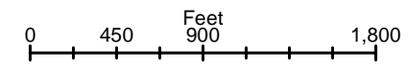
Preliminary Land Use Service (PLUS)

Barrington Park

2004-03-08

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:12,000



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning

